



<u>Parcel Information</u>		<u>Assessment Information</u>	
Parcel #: R333400202		Market Value Land:	\$192,270.00
Account: 83965		Market Value Impr:	\$2,464.00
Related:		Market Value Total:	\$194,734.00
Site Address:		Assessed Value:	\$2,737.00
OR 97115		<u>Tax Information</u>	
Owner: Evan Esau		Levy Code Area: 29.4	
Owner2: Michelle Bo Long		Levy Rate: 13.6744	
Owner Address: 8745 SW Stone Dr		Tax Year: 2017	
Tualatin OR 97063		Annual Tax: \$37.43	
Twn/Range/Section: 03S / 03W / 34		Exemption Description:	
Parcel Size: 4.30 Acres (187,308 SqFt)		<u>Legal</u>	
Plat/Subdivision:		Township 3S Range 3W Section 34 TaxLot 00202	
Lot:			
Block:			
Map Page/Grid: 742-F4			
Census Tract/Block: 030301 / 1049			
Waterfront:			

<u>Land</u>	
Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: AFAR - FARMS AND CROPS	Zoning: EF-20 - Exclusive Farm Use
Neighborhood: RL33	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J

<u>Improvement</u>		
Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

<u>Transfer Information</u>			
Rec. Date: 7/17/2006	Sale Price: \$150,000.00	Doc Num: 2006-15859	Doc Type: Warranty Deed
Owner: ESAU, EVAN B		Grantor: SIMEDRU, MARIA	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type:	Lender:	

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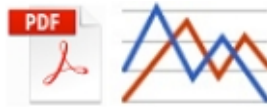
Transfer Record(s) Found For: R333400202

Recording Date:	07/17/2006	Sale Price:	\$150,000.00	Loan Amount:	\$0.00
Grantee Name:	ESAU, EVAN B	Closing Title Co.:	FIRST AMERICAN TITLE	Mortgage Loan Type:	
Grantor Name:	SIMEDRU, MARIA			Mortgage Rate Type:	
Recorder Document #:	0000015859			Lender:	
Document Type:	Warranty Deed			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	03/15/2004	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	SIMEDRU, MARIA	Closing Title Co.:	FIDELITY NATIONAL TITLE	Mortgage Loan Type:	
Grantor Name:	SIMEDRU, PETRU			Mortgage Rate Type:	
Recorder Document #:	0000004680			Lender:	
Document Type:	Quit Claim			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Property Account Summary

9/27/2018



Click image above for more information

Account Number	83965	Property Address	
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General Information

Alternate Property #	R3334 00202
Property Description	Township 3S Range 3W Section 34 TaxLot 00202
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	13.6744

Property Characteristics

Neighborhood	RL33
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	4.3000
Change Property Ratio	Farm

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$2,737	\$2,660	\$2,613	\$2,566	\$2,495
Exempt Value EAR					
Taxable Value TVR	\$2,737	\$2,660	\$2,613	\$2,566	\$2,495
Real Market Land MKLTL	\$192,270	\$183,114	\$166,467	\$161,618	\$234,229
Real Market Buildings MKITL	\$2,464	\$2,240	\$1,778	\$1,891	\$955
Real Market Total MKTTL	\$194,734	\$185,354	\$168,245	\$163,509	\$235,184
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$5,470	\$4,988	\$4,558	\$3,969	\$3,818
M5 Market Buildings MKIMP	\$2,464	\$2,240	\$1,778	\$1,891	\$955
M50 MAV MAVMK	\$1,008	\$979	\$979	\$979	\$951
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$1,729	\$1,681	\$1,634	\$1,587	\$1,544

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/14/2017 00:00:00	984789	\$127.87	\$127.87	\$127.87	\$0.00
03/21/2015 00:00:00	441585	\$34.88	\$34.88	\$34.88	
03/21/2014 00:00:00	406287	\$33.12	\$33.12	\$33.12	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
07/17/2006	07/17/2006	2006-15859	\$150,000.00	132405		S	No
03/15/2004	03/15/2004	2004-04680	\$1.00	118738		S	No
04/01/1999	04/01/1999	1999-06656	\$1.00	96317		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths



After recording return to:
Evan B. Esau and Michelle Bo Long
8745 SW Stone Drive
Tualatin, OR 97063

Until a change is requested all tax statements
shall be sent to the following address:
Evan B. Esau and Michelle Bo Long
8745 SW Stone Drive
Tualatin, OR 97063

File No.: 7073-832284 (mah)
Date: July 13, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



00240632200600158590030038

DMR-DDMR Cnt=1 Stn=2 ANITA
\$15.00 \$10.00 \$11.00

200615859

\$36.00

07/17/2006 03:30:19 PM

STATUTORY WARRANTY DEED

Maria Simedru, Grantor, conveys and warrants to **Evan B. Esau and Michelle Bo Long as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 12th day of July, 2006.

APN: 83965

Statutory Warranty Deed
- continued

File No.: 7073-832284 (mah)
Date: 07/13/2006

Maria Simedru
Maria Simedru

STATE OF Oregon)
County of Clackamas)ss.
)

This instrument was acknowledged before me on this 14 day of July, 2006
by **Maria Simedru**.

Mary Ann Hughes
Notary Public for Oregon
My commission expires: 3/16/08

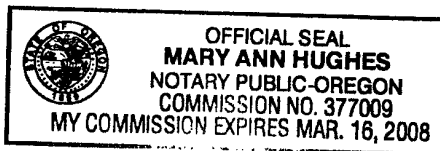
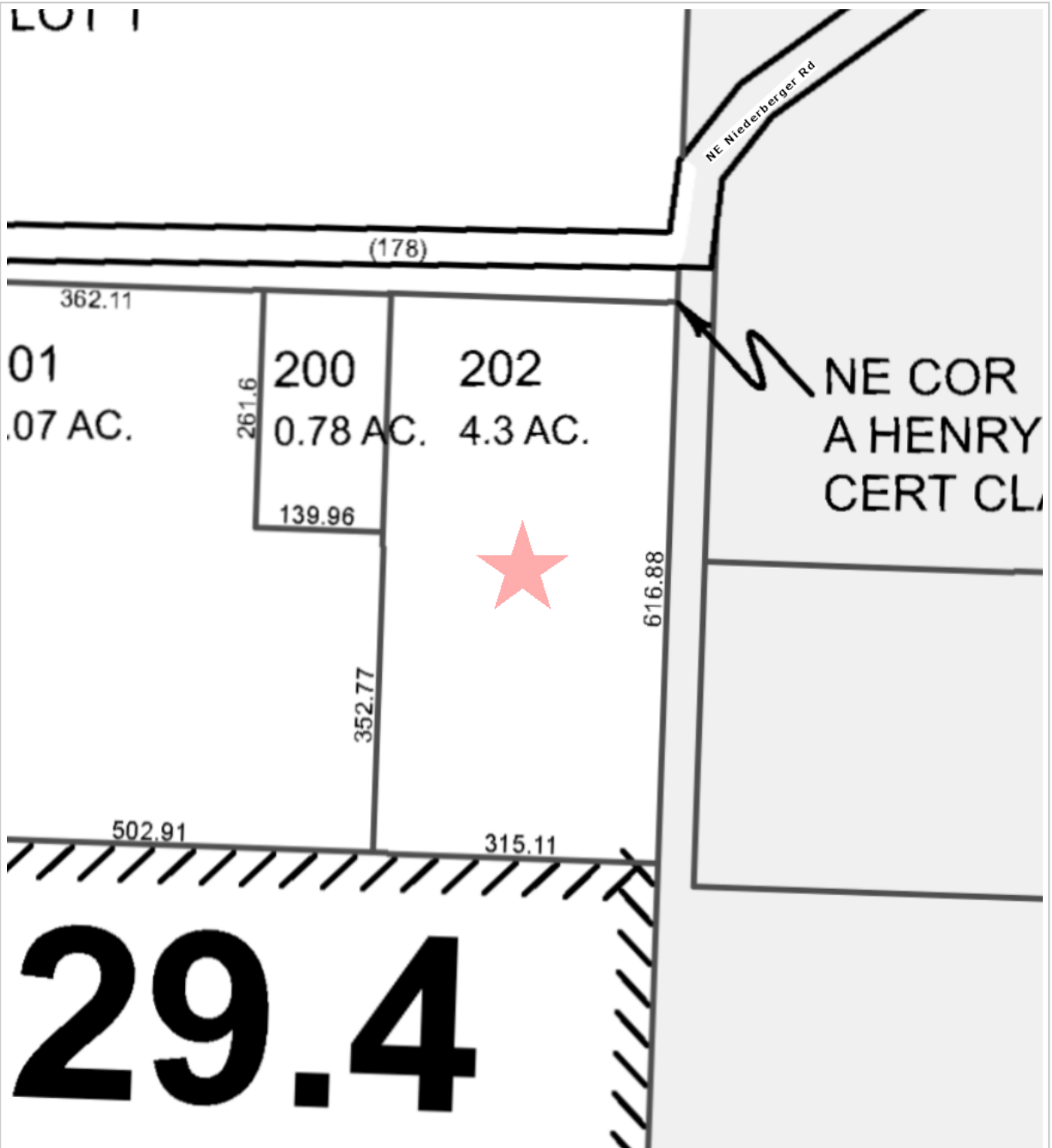


EXHIBIT A

LEGAL DESCRIPTION:

A Tract of land in Section 34, Township 3 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon and being a part of that certain tract of land conveyed to Paul and Evelyn Niederberger as Tract 1 recorded in Film volume 54, Page 504, Yamhill County Deed Records and being more particularly described as follows:

Beginning at an iron rod in the South line of said Niederberger tract that is South 89° 55' West, 1.72 feet from the Southeast corner of said Niederberger tract; thence South 89° 55' West along said South line, 313.38 feet to an iron rod; thence North 00° 14' West, 615.04 feet (passing an iron rod at 595.04 feet) to the North line of said Niederberger tract; thence North 89° 35' East along said North line, 315.00 feet to a point that is South 89° 35' West, 1.72 feet from the Northeast corner of said Niederberger tract; thence South 00° 05' East 616.88 feet (passing an iron rod at 20.00 feet) to the point of beginning.



TICOR TITLE™

Parcel ID: R333400202

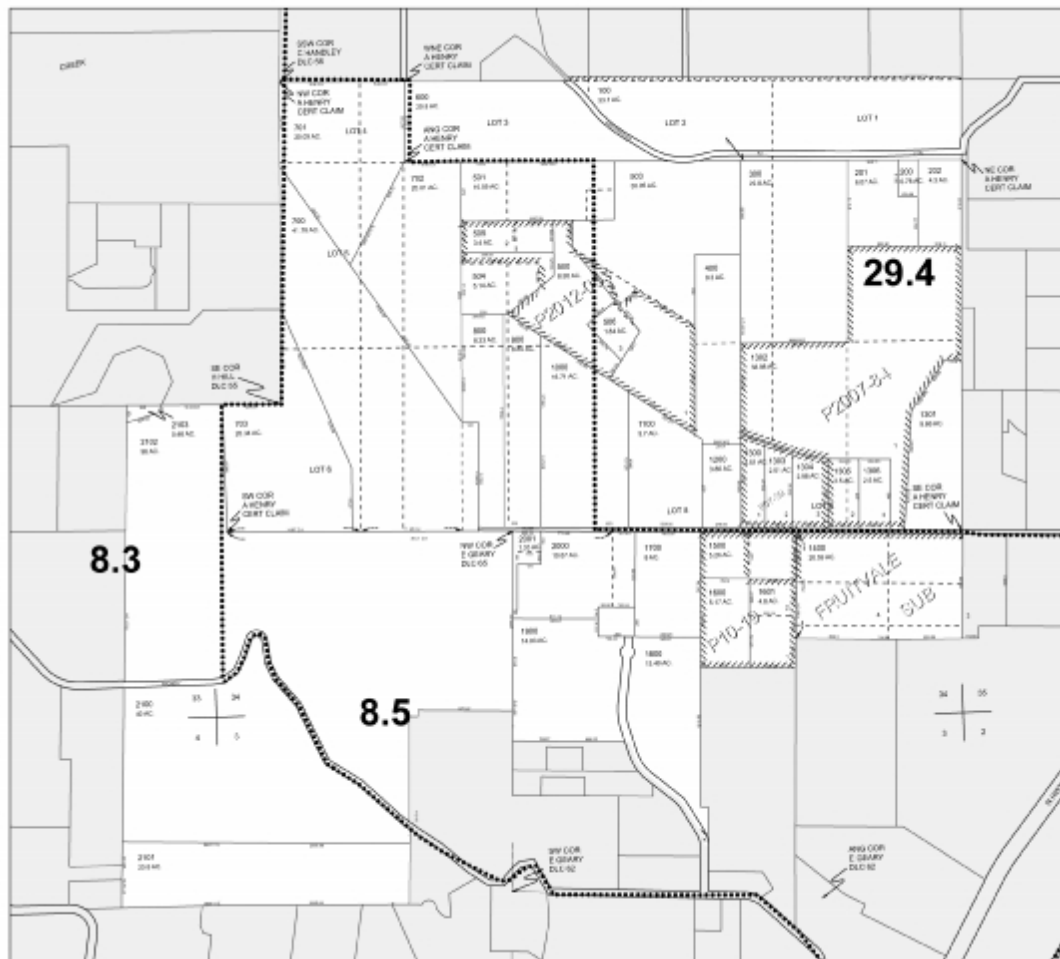
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3 3 34



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 34 T.35. R.3W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

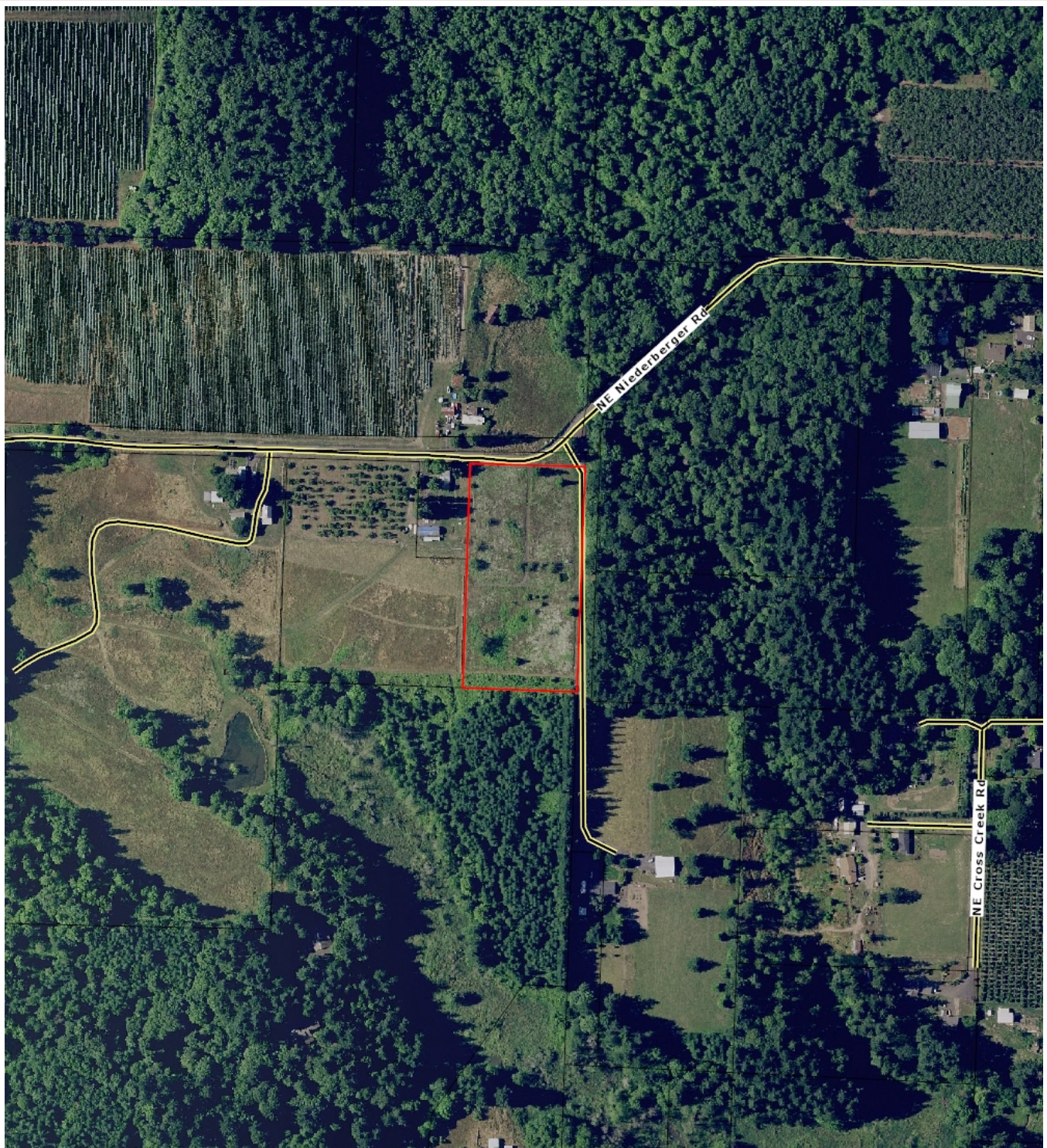


CANCELLED TRACTS:
802

DATE PRINTED: 4/12/2017

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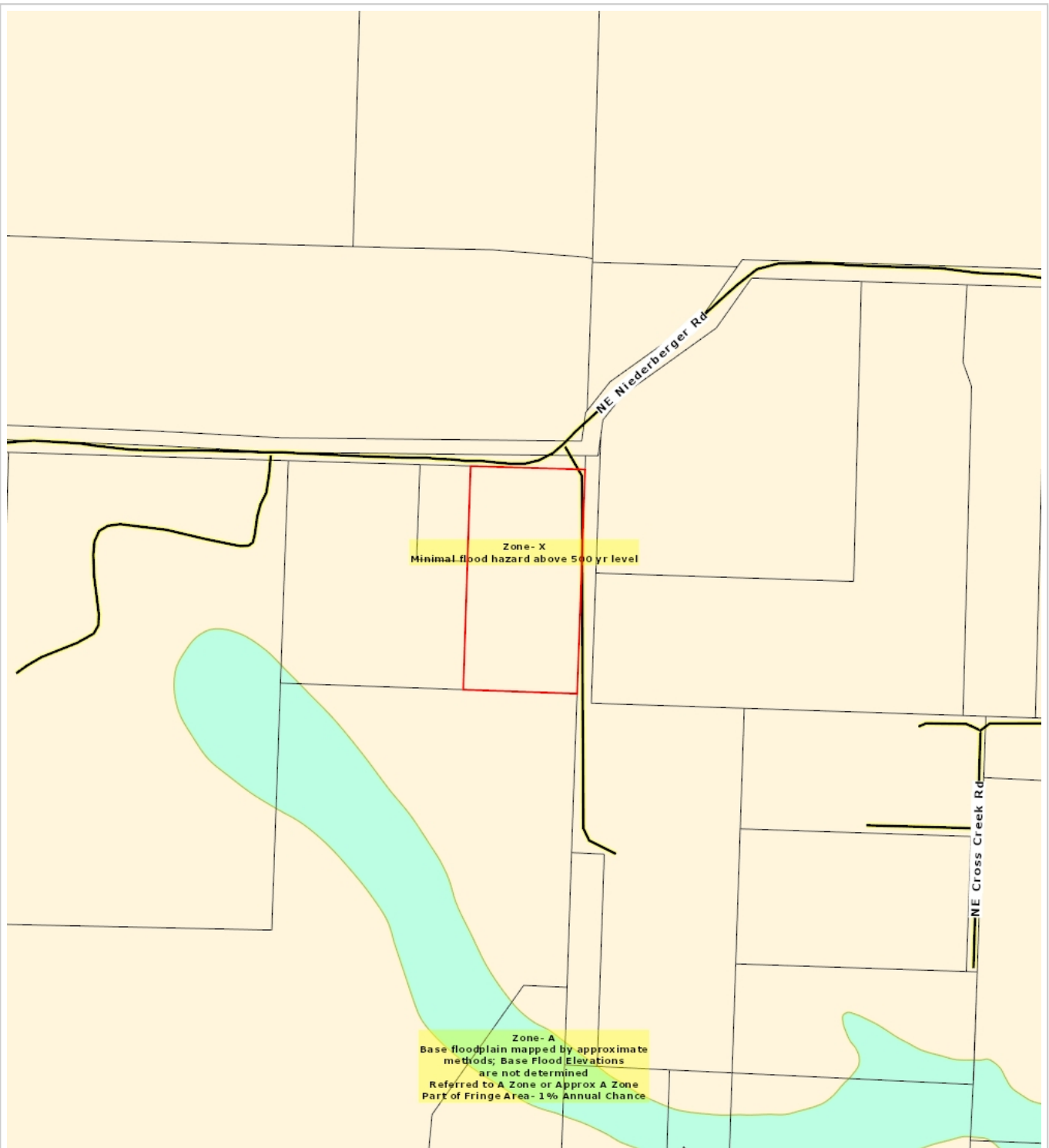
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